

FOR SALE:
WESTPORT OFFICE BUILDING + ACCESSORY BUILDING

6 EAST MAIN STREET, WESTPORT, CONNECTICUT



DESCRIPTION:

Excellent opportunity for an owner-user or investor!

Convenient location set right off Rt 1/Post Road East and close to downtown Westport. Property consists of three-level office building plus small single-story accessory building. Lower level and first floor of main building are currently leased to three tenants and the second floor is vacant. Up to 1,100 +/- SF is immediately available for an owner-user.

The accessory building is currently leased as well. Current total rental income is \$6,473 per month gross.

Please call for all lease details.

BUILDING SIZE (#1):

Lower Level: 777 SF
1st Floor: 1,299 SF
2nd Floor: 699 SF

Total: 2,775 SF

BUILDING SIZE (#2):

1st Floor: 432 SF

Total: 432 SF

PARCEL SIZE:

.42 Acre

ZONE:

General Business
District (GBD)

USE:

Office

PARKING:

13 Spaces

R.E. TAXES:

\$8,657

PRICE:

\$995,000

EXCLUSIVE AGENT:

Sean Grathwohl
Office: 203.349.5005
Cell: 203.505.3565
sean@davidadamrealty.com

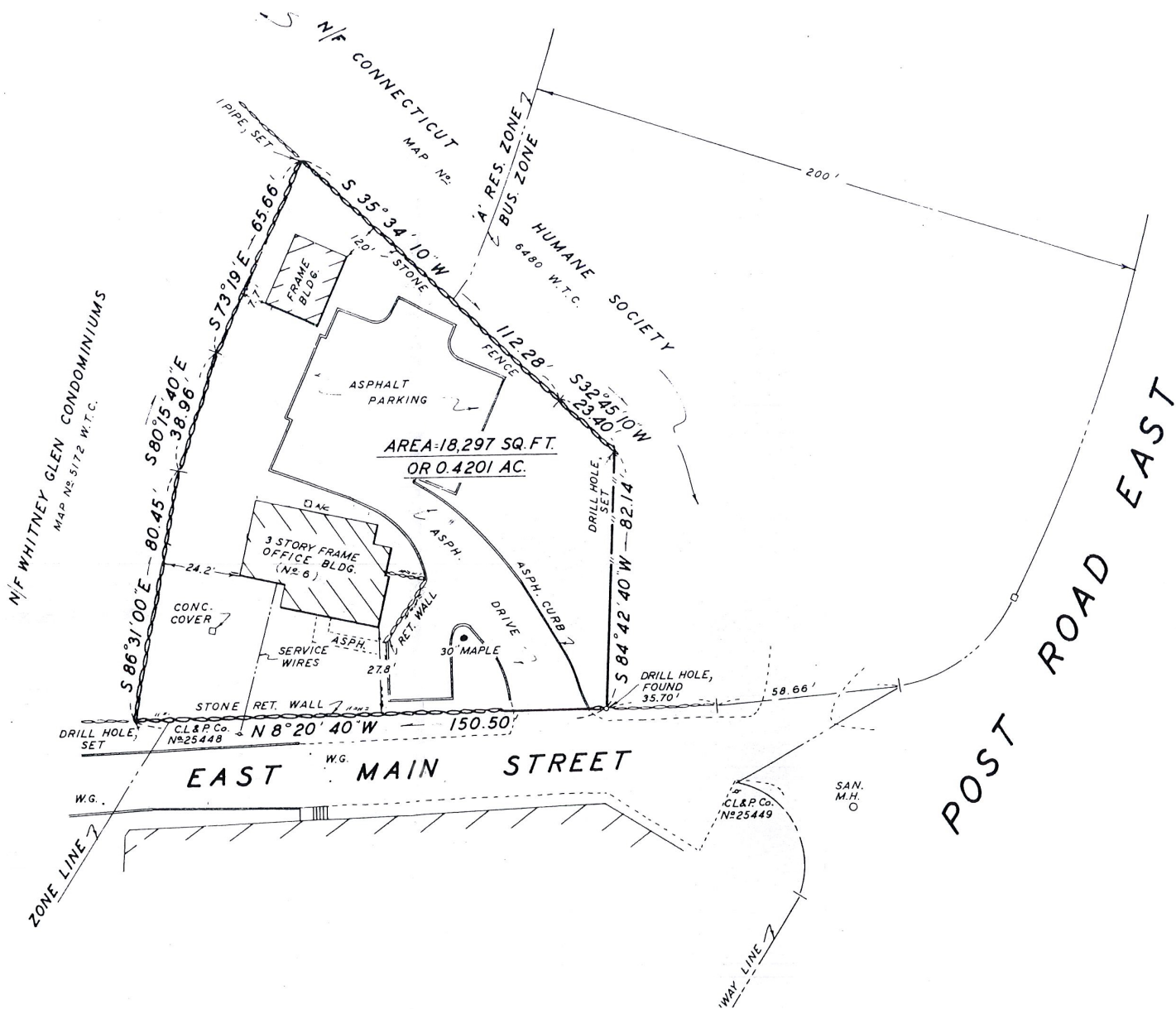
57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

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SITE SURVEY



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MORE PHOTOS



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